

FOR LEASE

2227 Dutch Gold Drive



LANCASTER, PA 17601

RETAIL OR PROFESSIONAL SPACE

ADT OF 17,043

MIX OF PRIVATE OFFICES AND
COLLABORATIVE SPACES

CENTRALLY LOCATED



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LEASE INFORMATION

Available SF:	1,300 SF
Lease Rate:	\$14.00 SF/yr Gross Plus Utilities
County:	Lancaster
Municipality:	East Hempfield Township

PROPERTY OVERVIEW

Centrally located, well priced retail and/or office space for lease with an ADT of 17,043. Space offers a mix of private offices and collaborative areas.

OFFERING SUMMARY

HVAC:	Heat Pump For Each Unit
Parking:	Parking Lot
Water:	Public
Sewer:	Public
Zoning:	Community Business Center
Restroom:	One

Lighting:	Fluorescent
Flooring:	Carpet or Ceramic Tile Over Concrete Slab

ADDITIONAL COMMENTS

Tenant pays utilities of water, sewer, and electric.



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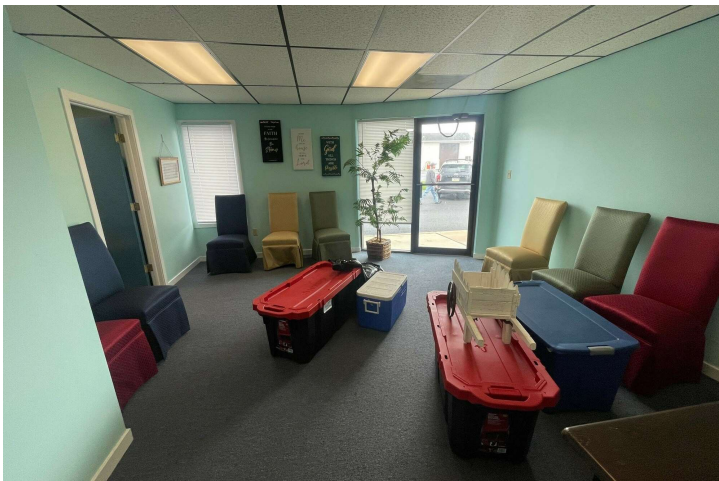


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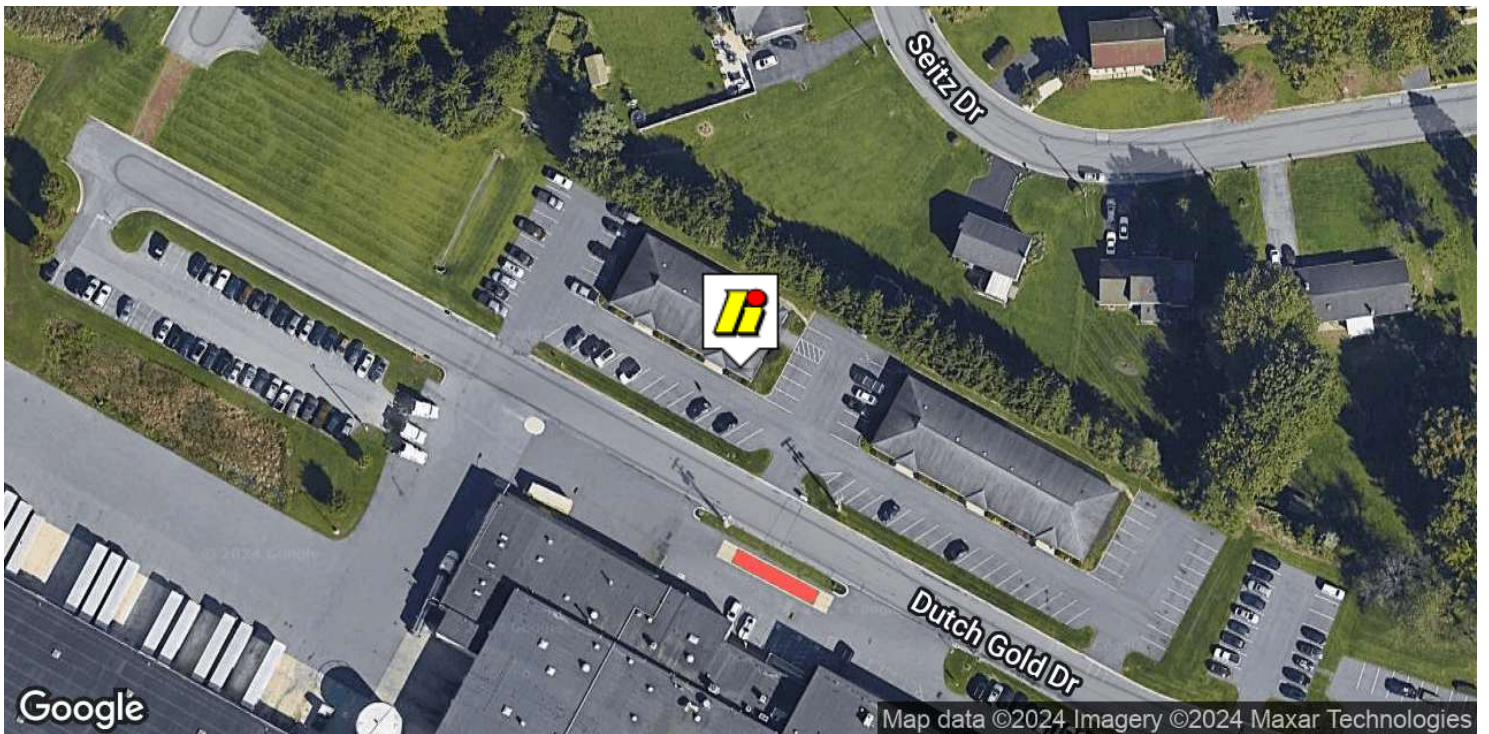
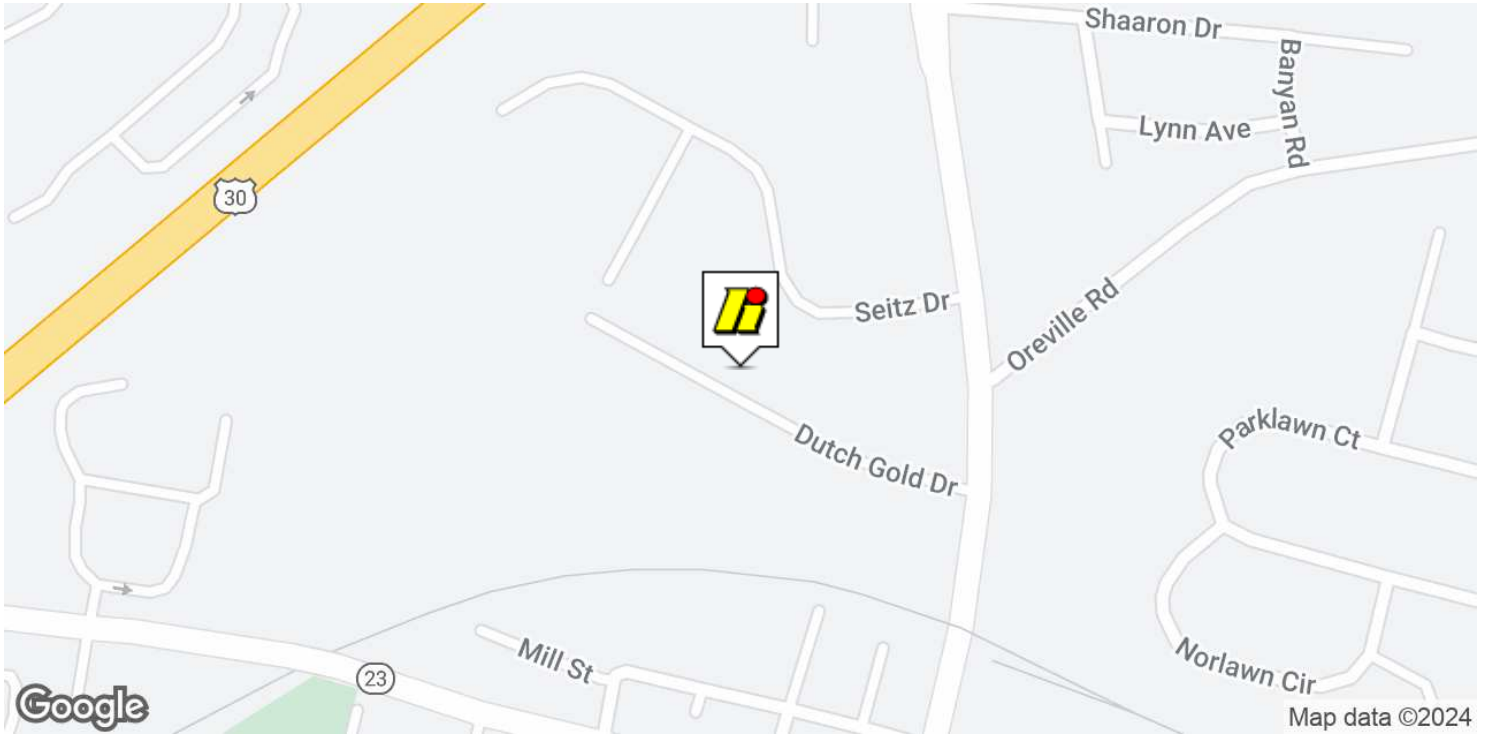


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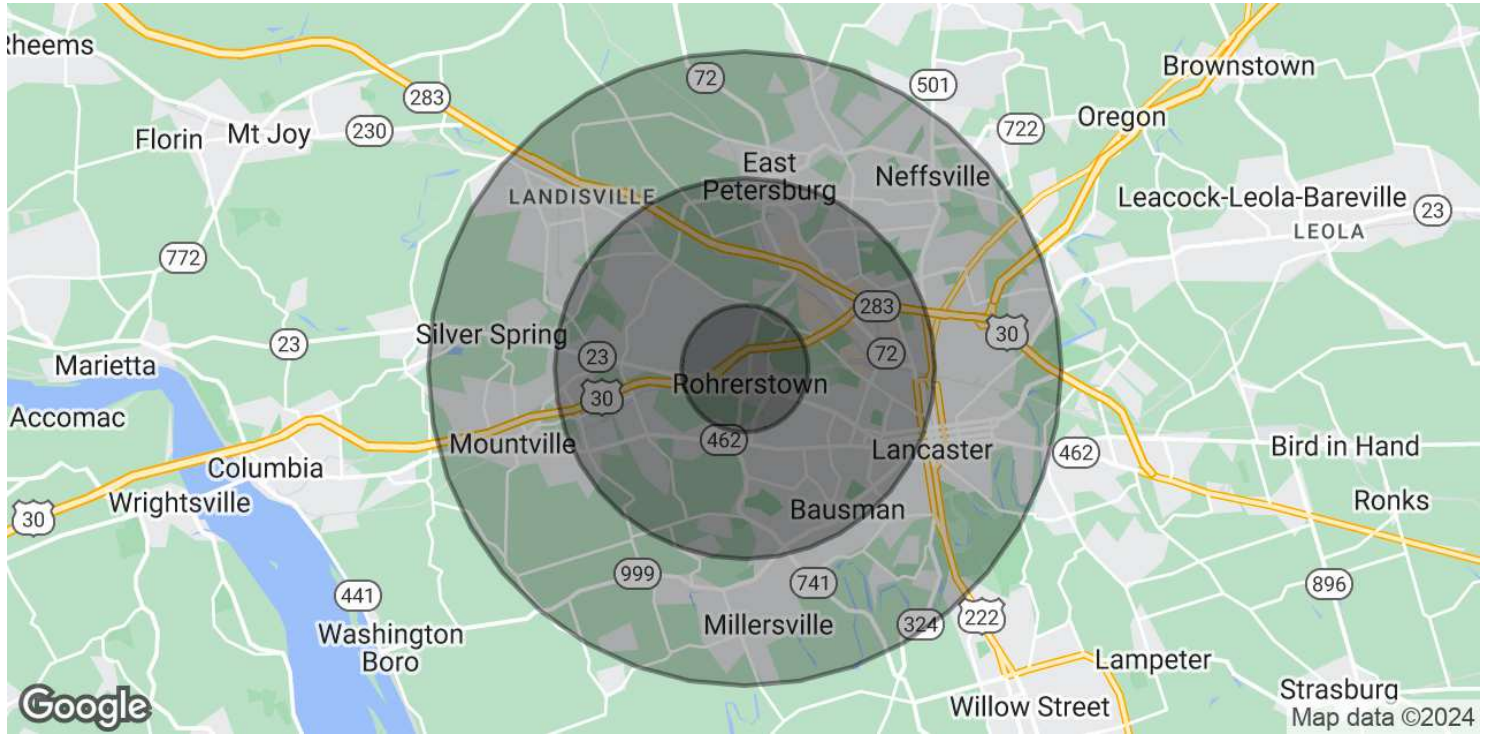
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,940	72,997	181,462
Average Age	46	41	40
Average Age (Male)	45	40	39
Average Age (Female)	47	42	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,390	28,982	69,054
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$138,503	\$107,645	\$103,904
Average House Value	\$391,516	\$310,692	\$304,826

Demographics data derived from AlphaMap

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*Every Company dreams its dreams and sets its standards
These are ours . . .*

We are committed to two great tasks:

1. BUILDING TRUSTWORTHY RELATIONSHIPS.

- Valuing our customers and meeting their needs.
- Respecting the dignity of all co-workers and their families.
- Energizing our teamwork with participative management.
- Recognizing and rewarding the accomplishments of our co-workers.
- Strengthening our partnership with suppliers.
- Contributing to a world of beauty and prosperity and peace.

2. BEING INNOVATIVE LEADERS.

- Creating an environment for innovation since 1931.
- "Right the first time" - High quality products and services.
- Investing profits to secure our future.

WE GIVE GOOD MEASURE.

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